

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 24th day of September 2012, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

| VOTING MEMBERS | PRESENT | NO. MEETINGS HELD | NO. MEETINGS ATTENDED |
|-------------------------|---------|-------------------|-----------------------|
| David Craig | N | 26 | 17 |
| Dean Bedwell | Y | 93 | 87 |
| Judy Day, Vice-Chairman | N | 96 | 80 |
| Casey Webb | Y | 26 | 23 |
| Mike Good | Y | 8 | 6 |
| Anthony Ledwig | Y | 8 | 6 |
| Howard Smith, Chairman | Y | 131 | 114 |

PLANNING DEPARTMENT STAFF:
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Smith opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the September 10, 2012 meeting

A motion to approve the minutes of the September 10, 2012 meeting was made by Commissioner Ledwig, seconded by Commissioner Bedwell, and carried 4:0:1, with Commissioner Good abstaining.

ITEM 2: A-12-04 Annexation of a 2.48 acre tract of land in Section 12, Block 9, BS&F Survey, Potter County, Texas (Vicinity: Merion Pl. & Prestwick Ln.)
APPLICANT: Peter Bowes

Mr. Shaw informed the Commissioners this request was submitted by the property owner thus allowing an abbreviated process for annexation purposes. The tract of land would complete three partial lots therefore allowing municipal services from the City of Amarillo. Mr. Shaw stated the City finds no issue with providing these services to the area and recommends approval of annexation plans as submitted. A motion to approve A-12-04 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 3: Z-12-20 Rezoning of a 11.61 acre tract of unplatted land in Section 62, Block 9, BS&F Survey, Randall County, Texas plus one-half of all bounding streets, alleys and public ways to change from Agricultural District to General Retail District. (Vicinity: Soncy Rd/Loop 335 and Tarter Ave.)
APPLICANT: Eric Seitz

Mr. Shaw stated most non-residential land uses along this segment of the Soncy Rd/Loop 335 corridor are zoned Planned Development. The reason being the plans for the area just to the west were unknown at the time of each zoning. Mr. Shaw commented the Planned Development tool helps alleviate negative impacts for possible future residential development. Staff has recommended General Retail zoning given the fact the applicant is planning to develop the site with one major tenant and possibly other retail stores. Mr. Shaw advised given improved sign and traffic regulations, and other development standards, the applicant’s request is consistent with uses allowed in a General Retail zoning, and therefore staff recommends approval as submitted.

Chairman Smith asked if anyone present wished to speak in favor of the rezoning request. Bob Garrett, #7 Willow Bridge Dr., representing the seller, but was asked by the applicant to appear and answer any questions.

Chairman Smith asked if anyone present wished to speak against the rezoning request. William Hawkins, 3518 Kensington Pl., owner of the furniture store directly to the south, welcomed new development in the area, stating he is not against rezoning but asked the Commissioners to consider Planned Development zoning instead. Mr. Hawkins voiced concerns the new development will have a different look if zoned otherwise and possibly less restrictive especially regarding sign heights and landscaping.

Mr. Shaw advised the new sign ordinance would allow for one free-standing sign, maximum height of 30 ft. with a maximum of 300 sq. ft. Mr. Shaw further stated with improvements in the sign ordinance and landscaping ordinance, staff feels adequate provisions have been made to the development standards to create an appropriate development on this site.

Chairman Smith asked for any rebuttals in favor of the rezoning request. Mr. Garrett reiterated with the new sign ordinance and landscaping ordinance General Retail zoning for this tract of land should blend well with the adjacent neighbors.

Chairman Smith asked for any rebuttals against the rezoning request. Mr. Hawkins stated he did not want to restrict the applicant from developing but would ask to maintain the integrity of the surrounding property.

A motion to approve Z-12-20 was made by Commissioner Bedwell, seconded by Commissioner Good and carried unanimously.

ITEM 4: P-12-53 Centerport Addition Unit No. 4, an addition to the City of Amarillo, being an unplatted tract of land out of Section 72, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Centerport Blvd. & Lakeside Dr.)
DEVELOPER: Richard David
SURVEYOR: Richard E. Johnson

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-53 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

CARRY OVERS:

ITEMS 5-7: P-12-49 Hollywood Commercial Park Unit No. 13, P-12-50 Airport Park Addition Unit No. 6, P-12-52 Bownds Industrial Park Unit No. 1.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 8-14: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6.

No action was taken on these plats.

ITEM 15: P-11-32 Hillside Terrace Estates Unit No. 14, an addition to the City of Amarillo, being a portion of an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (7.52 acres) (Vicinity: Nancy Ellen St. & Fanchun St.)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

A motion to approve P-11-32 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEMS 16-20: P-11-34 Plemons Addition Unit No. 14, P-11-54 Tradewind Air Park Unit No. 19, P-11-56 Western-Air Addition Unit No. 21, P-11-60 Hillside Terrace Estates Unit No. 17, P-12-02 Southeast Park Unit No. 10.

No action was taken on these plats.

ITEM 21: P-12-04 Town Square Unit No. 1, a suburban subdivision of the City of Amarillo, being an unplatted tract of land out of Section 63, Block 9, BS&F Survey, Randall County, Texas. (69.48 Acres) (Vicinity: Hillside Rd & Soncy Rd/Loop335)
DEVELOPER: Perry Williams
SURVEYOR: H.O. Hartfield

A motion to approve P-12-04 was made by Commissioner Webb, seconded by Commissioner Good and carried unanimously.

ITEMS 22-24: P-12-08 R&B Industrial Park Unit No. 7, P-12-13 Valley View South Unit No. 3, P-12-14 Holland Addition Unit No. 14.

No action was taken on these plats.

ITEM 25: P-12-18 The Greenways at Hillside Unit No. 27, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas.(12.94 Acres)(Vicinity: Greenways Dr & Bayswater Rd.)
DEVELOPER: Edward Scott Jr.
SURVEYOR: Richard Johnson

A motion to approve P-12-18 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEMS 26-30: P-12-20 City View Estates Unit No. 12, P-12-23 Soncy Estates Unit No. 3, P-12-28 Curtis G. Hail's Subdivision, P-12-29 Dremmel Addition Unit No. 1, P-12-30 Claude Highway Unit No. 1.

No action was taken on these plats.

ITEM 31: P-12-35 2219 Ranches Unit No 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 37, TTRR Survey, Randall County, Texas. (133.51 acres)(Vicinity: FM Highway 2219 and Dowell Rd.)
DEVELOPER: Shannon Burdett
SURVEYOR: Robert Keys

A motion to approve P-12-35 was made by Commissioner Bedwell, seconded by Commissioner Ledwig and carried unanimously.

ITEM 32: P-12-36 Town Square Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. (27.48 acres)(Vicinity: Hillside Rd. and Nancy Ellen St.)
DEVELOPER: Perry Williams
SURVEYOR: HO Hartfield

A motion to approve P-12-36 was made by Commissioner Ledwig, seconded by Commissioner Good and carried unanimously.

ITEMS 33-36: P-12-39 Soncy Park Unit No. 16, P-12-41 Sosa Acres Unit No. 1, P-12-45 Redstone Addition Unit No. 1, P-12-47 South Park Addition Unit No. 43.

No action was taken on these plats.

ITEM 37: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 38: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 3:50 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission